

QUITCLAIM DEED WITH RESERVATION OF LIFE ESTATE

STATE OF ALABAMA)
SHELBY COUNTY)

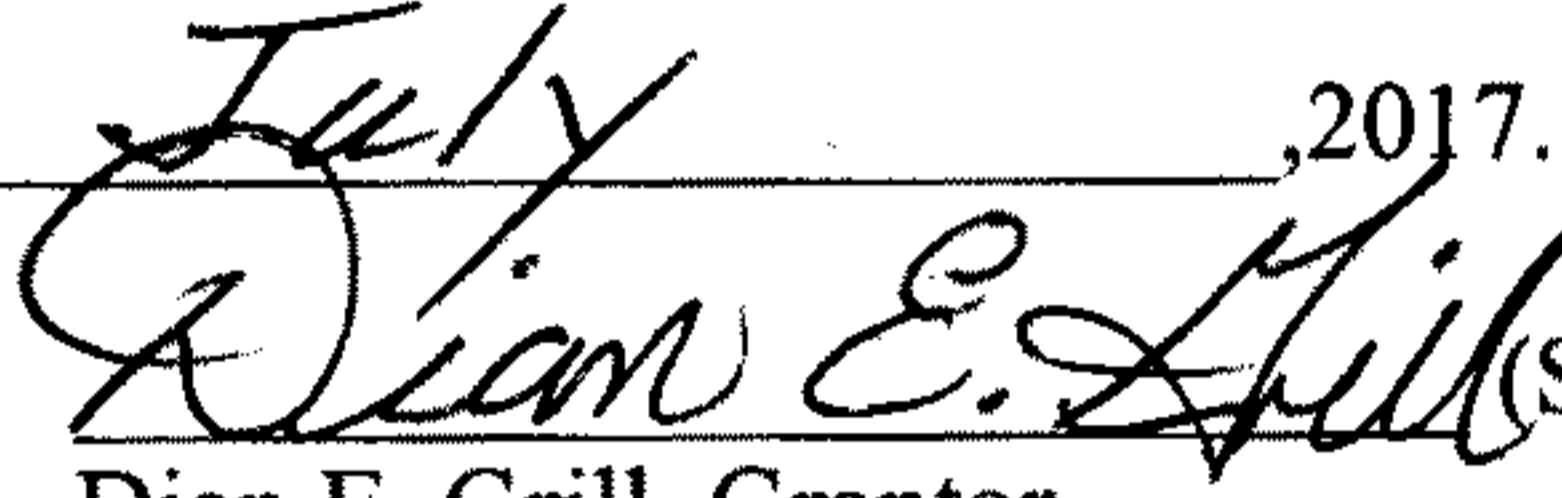
KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and no/100ths (\$10.00) Dollars and other good and valuable consideration in hand paid to Dian E. Grill, (a single woman (divorced) who was formerly known as Dian E. Windham), (hereinafter called the Grantor, the receipt whereof is hereby acknowledged, the Grantor, hereby RELEASES, QUITCLAIMS, GRANTS, SELLS, AND CONVEYS to Eric Daniel Grill, (a single man) and John George Grill, III (a single man) (hereinafter called Grantees, all of the Grantor's rights, title, interest, and claims in or to the following described real estate, situated in Shelby County, Alabama with the exception that said **Grantors do hereby reserve a Life Estate in said property**, to-wit:

Lot 16, according to the Survey of Summer Brook, Sector 5, Phase 5, as recorded in Map Book 21, Page 107, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

Note: This deed is subject to a mortgage in favor of Countrywide Home Loans, Inc.


This conveyance is made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

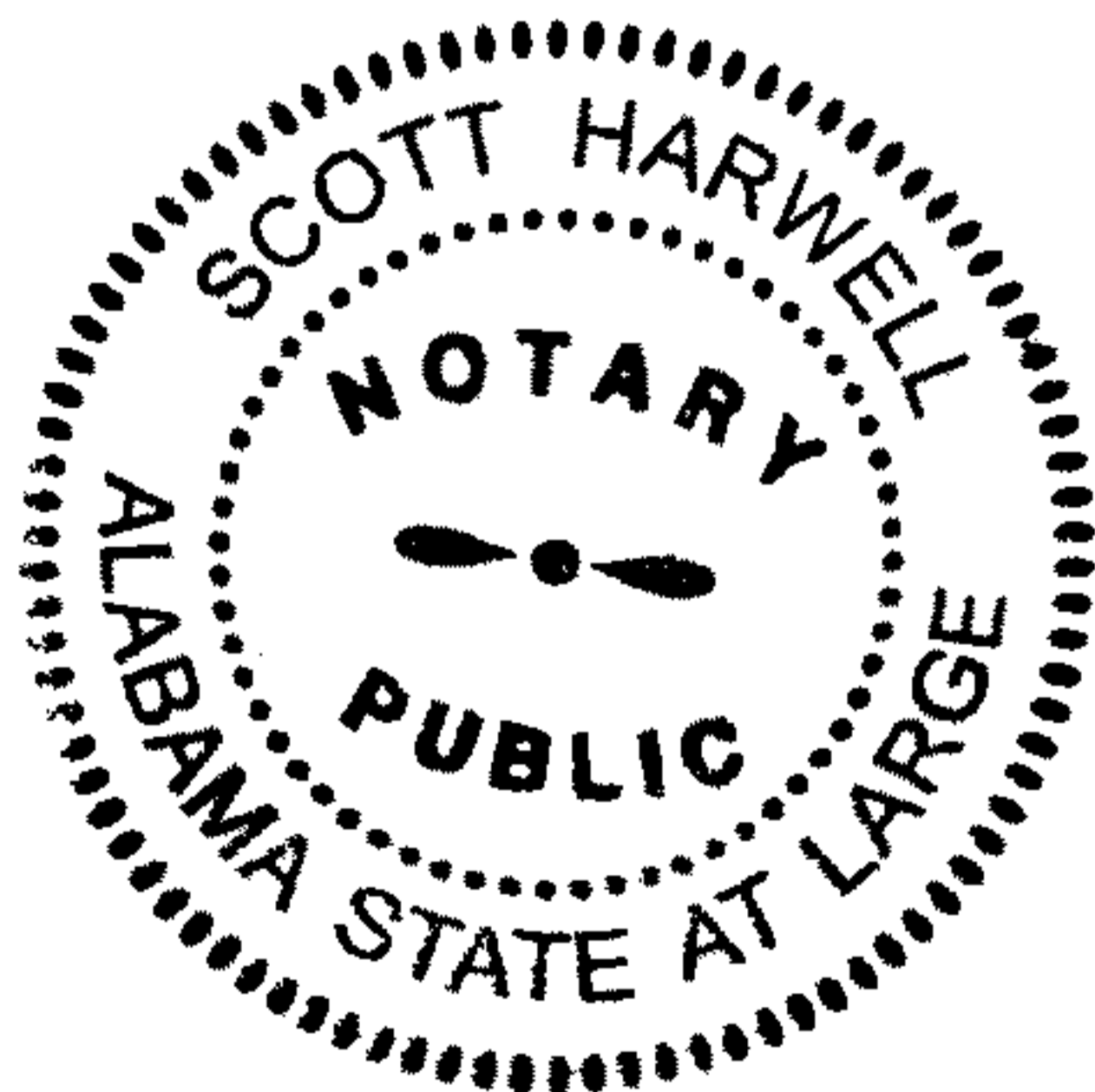
TO HAVE AND TO HOLD, to the said GRANTEES, and to the heirs, and assigns of the GRANTEES forever.

Given under my hand and seal this the 7 day of July, 2017.
 (SEAL)
Dian E. Grill, Grantor

STATE OF ALABAMA) **ACKNOWLEDGMENT**
SHELBY COUNTY)

I, Scott Harwell, a Notary Public in and for said County, in said State, do hereby certify that Dian E. Grill, whose name is signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of July, 2017.

Notary Public
My commission expires: 12-20-20




THIS INSTRUMENT PREPARED BY:

The Harwell Law Firm
201 Forest Parks Road
Sterrett, AL 35147
(205)999-1099

Scott Harwell
NOTARY PUBLIC
Alabama State At Large
My Commission Expires 12/20/2020

Shelby County, AL 07/07/2017
State of Alabama
Deed Tax: \$109.50


20170707000242920 1/2 \$127.50
Shelby Cnty Judge of Probate, AL
07/07/2017 02:11:40 PM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Dian Grill
Mailing Address 157 Summerbrook Lane
Alabaster, Ala 35007

Grantee's Name Eric Grill / John George Grill
Mailing Address 157 Summerbrook Lane
Alabaster, Ala 35007

Property Address 157 Summerbrook Lane
Alabaster, Ala. 35007

Date of Sale 7/7/17
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 164,100 1/3 - 109,400

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- Bill of Sale
- Sales Contract
- Closing Statement
- Appraisal
- Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 7-7-17

Print Dian E. Grill

Sign Dian E. Grill

(Grantor/Grantee/Owner/Agent) circle one

Unattested



20170707000242920 2/2 \$127.50
Shelby Cnty Judge of Probate, AL
07/07/2017 02:11:40 PM FILED/CERT

Form RT-1